

## WARRANTY DEED

THIS DEED, Made this \_\_\_\_\_ day of \_\_\_\_\_, 1995, between  
RICO DEVELOPMENT CORPORATION, A COLORADO  
CORPORATION

a corporation duly organized and existing under and by virtue of the laws of the State  
of COLORADO, grantor, and  
RICO PROPERTIES LIMITED LIABILITY COMPANY, A  
COLORADO LIMITED LIABILITY COMPANY  
whose legal address is P.O. BOX 220

RICO, CO 81332

of the County of DOLORES and State of COLORADO, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND  
VALUABLE CONSIDERATIONS DOLLARS, the receipt and sufficiency of which is  
hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm,  
unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the  
County of DOLORES and State of Colorado described as follows:

THAT PROPERTY DESCRIBED ON EXHIBIT WD-WEB-1, ATTACHED HERETO AND  
INCORPORATED HEREIN BY THIS REFERENCE

*COPY OF ORIGINAL SENT  
TO TITLE CO - TELLURIDE*

as known by street and number as: TRACTS IN RICO

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion  
and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand what-  
soever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and  
assigns forever. And the grantor, for itself, and its successors, does covenant, grant, bargain, and agree to and with the grantee, his heirs  
and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good,  
sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to  
grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other  
grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except  
THOSE OF RECORD

The grantor shall and will WARRANTY AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession  
of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular  
number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, The grantor has caused its corporate name to be hereunto subscribed by its  
President, and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first above  
written.

Attest:

RICO DEVELOPMENT CORPORATION, A  
COLORADO CORPORATION

By \_\_\_\_\_  
WAYNE E. WEBSTER, PRESIDENT

State of \_\_\_\_\_ )  
 ) ss.  
County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of MARCH, 1995,  
by WAYNE E. WEBSTER AS PRESIDENT OF RICO DEVELOPMENT CORPORATION, A COLORADO  
CORPORATION

My commission expires \_\_\_\_\_

. Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

lots 21, 22, 23, 24, 25, 28, 29 and 30, Block 20, Town of Rico, according to the plat recorded in the office of the Clerk and Recorder,

AND

Lots 21 through 30, inclusive, Block 24, Town of Rico, according to the plat recorded in the office of the Clerk and Recorder, also known as the Van Winkler Lots,

AND

THE FOLLOWING NAMED PATENTED LODE, PLACER AND MILLSITE MINING CLAIMS LOCATED IN THE RICO MINING DISTRICT (ALSO KNOWN AS THE PIONEER MINING DISTRICT), DOLORES COUNTY, STATE OF COLORADO, THE UNITED STATES MINERAL SURVEY NUMBERS OF WHICH ARE, AND THE PATENT OF WHICH IS FILED IN THE REAL PROPERTY RECORDS OF THE CLERK AND RECORDER OF DOLORES COUNTY, COLORADO, AS FOLLOWS:

CLAIM NAME	MINERAL SURVEY NO.
Catskill Lode	21923
Santa Cruz	25864

AND

A tract of land at the East End of Mantz Avenue in Rico Townsite, also being within the NW/4 of Section 36, Township 40 North, Range 11 West, N.M.P.M., being more particularly described as follows:

Beginning at a point on the South line of Block 29, Rico Townsite, also being within the NW/4 of Section 36, Township 40 North, Range 11 West, N.M.P.M., from which point the USLM#1 bears North 13 degrees 56 minutes 45 seconds East a distance of 959.95 feet; thence South 87 degrees 53 minutes 26 seconds West a distance of 192.60 feet along the South line of said Block 29; thence South 02 degrees 06 minutes 34 seconds East a distance of 80 feet to the Northwest corner of Block 31, thence North 87 degrees 53 minutes 26 seconds East a distance of 175.44 feet along the South line of Mantz Avenue, thence North 10 degrees 00 minutes 00 seconds East a distance of 81.82 feet to the point of beginning,

County of Dolores,  
State of Colorado.